

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Macon Housing Authority</u> PHA Code: <u>MO 111</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>105</u> Number of HCV units: _____				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the MHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>See attached Goals and Objectives</i>				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>The Administration of the MHA Section 8 Housing Choice Program has been changed to a local CAP Agency to resolve a Corrective Action Plan issue as a result of being in "Troubled Status" effective July 1, 2010.</i> <i>Due to ARRA</i> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <i>Available at 1404 S. Missouri St., Macon, MO.</i>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>See attached 2010 Annual Statement; 2009 Stimulus Performance and Evaluation Report; 2009 Performance and Evaluation Report; and 2008 Performance and Evaluation Report</i>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>See attached 2010-2014 Capital Fund Program Five-Year Action Plan</i>				
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>N/A</i>				
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <i>See attached Housing Needs</i>				

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  <i>See attached Strategy for Addressing Housing Needs.</i></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.  <i>See attached Progress in Meeting Mission and Goals.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”  <i>See attached Significant Amendment and Substantial Deviation/Modification.</i></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan.

The MHA received no comments from the RAB.

(g) Challenged Elements

No challenges were given to MHA

## **5.2 Goals and Objectives**

### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

MHA Goal: Expand the supply of assisted housing

Objectives:

- Reduce public housing vacancies

MHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management
- Increase customer satisfaction
- Renovate or modernize public housing units

### **HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

MHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families

### **Progress in meeting the 5-Year Plan Goals and Objectives**

The MHA has been able to maintain its mission to provide decent, safe, sanitary housing of the City of Macon, to provide affordable housing to persons with low to moderate income, to offer and assist low to moderate income households with homeownership opportunities, to help families achieve self-sufficiency and to assist with supportive service for the elderly, disabled and families through the utilization of Capital Funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being satisfactorily addressed.

Capital funds have been utilized to provide modernization of our property and our FY 2010 application will continue that effort.

MHA has implemented local preferences to improve the living environment by addressing deconcentration, promoting income mixing and improving security throughout our development.

The MHA created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities.

We are confident that the MHA will be able to continue to meet and accommodate all our goals and objectives in FY 2010.

### **The VAWA Policy has the following principal goals and objectives:**

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Insuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the Macon Housing Authority;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the Macon Housing Authority, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the Macon Housing Authority; and Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the Macon Housing Authority.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>MO36P111501-10</u>		<b>FFY of Grant:</b> <u>2010</u> <b>FFY of Grant Approval:</b> _____	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	5,545.00			
3	1408 Management Improvements	12,000.00			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	8,000.00			
10	1460 Dwelling Structures	49,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	46,800.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	123,345.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary					
FHA Name: Macon Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No. MQ36FH11501-10		Replacement Housing Factor Grant No:	
				FFY of Grant: 2010	
				FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
	Signature of Executive Director <i>[Signature]</i>	Date 3/26/2010	Signature of Public Housing Director		Date

<b>Part II: Supporting Pages</b>								
PHA Name: Macon Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO36P111501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2010</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
HA Wide	Housing operations	1406	8%	5,545.00				
Operations	<b>Sub total</b>			<b>5,545.00</b>				
HA Wide	Board and Staff training	1408	LS	12,000.00				
Mgt Improvement	<b>Sub total</b>			<b>12,000.00</b>				
HA Wide	A. A/E services	1430	100%	1,000.00				
Fees & Costs	B. Consulting fees	1430	100%	1,000.00				
	<b>Sub total</b>			<b>2,000.00</b>				
MO 111-4	A. Landscaping	1450	20%	8,000.00				
Lakeview Tower	B. Replace & seal skylights	1460	1 Bldg	49,000.00				
	<b>Sub total</b>			<b>57,000.00</b>				
MO 111-5	Replace resident storage sheds	1470	26 EA	46,800.00				
Hudson Heights	<b>Sub total</b>			<b>25,562.00</b>				
	<b>Grand Total</b>			<b>123,345.00</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Macon Housing Authority MO36P111501-10					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/30/2012		6/30/2014		
MO 111-4 Lakeview Towers	6/30/2012		6/30/2014		
MO 111-5 Hudson Heights	6/30/2012		6/30/2014		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2012

<b>Part I: Summary</b>						
PHA Name/Number Macon Housing Authority/MO 111		Locality (City/County & State) Macon/ County/Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	71,500.00	109,000.00	78,500.00	108,200.00
C.	Management Improvements		12,000.00	12,000.00	12,000.00	12,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		13,000.00		13,845.00	
E.	Administration					
F.	Other		2,000.00	2,000.00	2,000.00	2,000.00
G.	Operations		24,845.00	345.00	17,000.00	1,145.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		123,345.00	123,345.00	123,345.00	123,345.00
L.	Total Non-CFP Funds					
M.	Grand Total		123,345.00	123,345.00	123,345.00	123,345.00

**Part I: Summary (Continuation)**

PHA Name/Number Macon Housing Authority/MO 111		Locality (City/County & State) Macon/ County/Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		<b>Annual Statement</b>				
	MO 111-3 Jefferson Arms				15,500.00	34,200.00
	MO 111-4 Lakeview Tower		66,500.00	69,000.00	49,000.00	34,000.00
	MO 111-5 Hudson Heights		5,000.00	40,000.00	14,000.00	40,000.00









Annual Statement/Performance and Evaluation Report  
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U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>MO36S111501-09</u>		<b>FFY of Grant:</b> <u>2009</u> <b>FFY of Grant Approval:</b> <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,500.00	18,450.00	18,450.00	1,900.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	155,568.00	154,618.00	154,618.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	173,068.00	173,068.00	173,068.00	1,900.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

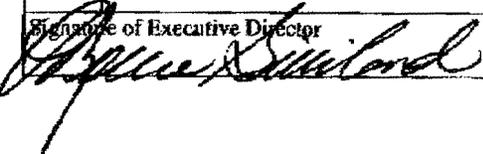
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary				
<b>PHA Name:</b> Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>MO36S111501-09</u>		<b>Replacement Housing Factor Grant No:</b>
			<b>EFY of Grant:</b> 2009	<b>EFY of Grant Approval:</b> 2009
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	Obligated      Expended
Signature of Executive Director 		Date 3/26/2010		Signature of Public Housing Director Date

<b>Part II: Supporting Pages</b>								
PHA Name: Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36S111501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> <b>2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
HA Wide	A. A/E Services	1430	100%	15,000.00	14,950.00	14,950.00	0.00	0% Completed
	B. Consulting fees	1430	100%	2,500.00	3,500.00	3,500.00	1,900.00	54% Completed
	<b>Sub total</b>			<b>17,500.00</b>	<b>18,450.00</b>	<b>18,450.00</b>	<b>1,900.00</b>	
MO 111-4	Replace chiller	1460	1 Sys	155,568.00	137,009.00	137,009.00	0.00	0% Completed
Lakeview Towers	Replace electric DHW heaters	1460	22 Units	0.00	7,906.00	7,906.00	0.00	0% Completed
	<b>Sub total</b>			<b>155,568.00</b>	<b>144,915.00</b>	<b>144,915.00</b>	<b>0.00</b>	
MO 111-5	Replace DHW heater	1460	27 Units	0.00	9,703.00	9,703.00	0.00	0% Completed
	<b>Sub total</b>			<b>0.00</b>	<b>9,703.00</b>	<b>9,703.00</b>	<b>0.00</b>	
	<b>Grand Total</b>			<b>173,068.00</b>	<b>173,068.00</b>	<b>173,068.00</b>	<b>1,900.00</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Macon Housing Authority MO36S111501-09					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	3/17/2010	9/30/2009	3/17/2012		
MO 111-4	3/17/2010	9/30/2009	3/17/2012		
Lakeview Towers					
MO 111-5	3/17/2010	9/30/2009	3/17/2012		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>MO36P111501-09</u>		<b>FFY of Grant:</b> <u>2009</u> <b>FFY of Grant Approval:</b> <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	25,562.00	25,562.00	0.00	0.00
3	1408 Management Improvements	12,000.00	12,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	31,200.00	19,181.42	0.00	0.00
10	1460 Dwelling Structures	13,000.00	14,009.38	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	42,000.00	53,009.20	37,735.99	29,735.99
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	123,762.00	123,762.00	37,735.99	29,735.99
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary					
PHA Name: Macon Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Cost No. MO36P111501-09		Replacement Housing Factor Grant No:  FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
	Signature of Executive Director <i>[Signature]</i>	Date 3/26/2010	Signature of Public Housing Director		Date

<b>Part II: Supporting Pages</b>								
PHA Name: Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P111501-09 Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> <b>2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sup>2</sup>	
HA Wide	Housing operations	1406	20%	25,562.00	25,562.00	0.00	0.00	0% Complete
Operations	<b>Sub total</b>			<b>25,562.00</b>	<b>25,562.00</b>	<b>0.00</b>	<b>0.00</b>	
HA Wide	A. Staff training	1408	2	6,000.00	6,000.00	0.00	0.00	0% Complete
Mgt Improvement	B. Board training	1408	2	6,000.00	6,000.00	0.00	0.00	0% Complete
	<b>Sub total</b>			<b>12,000.00</b>	<b>12,000.00</b>	<b>0.00</b>	<b>0.00</b>	
MO 111-3	Renovate bathroom	1460	4 Unit	0.00	12,054.58	0.00	0.00	0% Complete
	<b>Sub total</b>			<b>0.00</b>	<b>12,054.58</b>	<b>0.00</b>	<b>0.00</b>	
MO 111-5	A. Replace flooring tile	1460	1 Unit	13,000.00	1,954.80	0.00	0.00	0% Complete
Hudson Heights	B. Replace resident storage	1450	26 EA	31,200.00	19,181.42	0.00	0.00	0% Complete
	<b>Sub total</b>			<b>44,200.00</b>	<b>21,136.22</b>	<b>0.00</b>	<b>0.00</b>	
HA Wide	A. Replace maintenance van	1475	1 EA	31,000.00	29,735.99	29,735.99	29,735.99	Completed
Non-dwelling	B. Replace copy machine	1475	1 EA	5,000.00	5,958.01	0.00	0.00	0% Complete
Equipment	C. Purchase power washer	1475	1 EA	6,000.00	6,970.00	0.00	0.00	0% Complete
	D. Replace maintenance equipment	1475	LS	0.00	10,345.20	8,000.00	0.00	0% Complete
	<b>Sub total</b>			<b>42,000.00</b>	<b>53,009.20</b>	<b>37,735.99</b>	<b>29,735.99</b>	
	<b>Grand Total</b>			<b>123,762.00</b>	<b>123,762.00</b>	<b>37,735.99</b>	<b>29,735.99</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Macon Housing Authority MO36P111501-09					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/14/2011		9/14/2013		
MO 111-5 Hudson Heights	9/14/2011		9/14/2013		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: MO36P111501-08		<b>FFY of Grant:</b> <u>2008</u> <b>FFY of Grant Approval:</b> <u>2008</u>	
Replacement Housing Factor Grant No:					
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	74,851.00	74,851.00	74,851.00	74,851.00
3	1408 Management Improvements	10,000.00	2,401.95	2,401.95	2,401.95
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	3,000.00	11,380.00	11,380.00	3,475.26
10	1460 Dwelling Structures	48,875.00	48,093.05	48,093.05	45,694.10
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	136,726.00	136,726.00	136,726.00	126,422.31
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

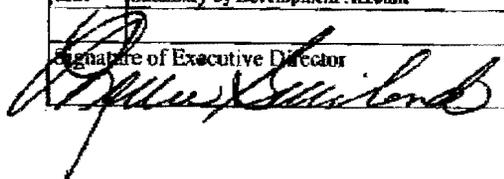
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary					
PHA Name: Macon Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MC36P111S01-08</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2009</u>	
				FFY of Grant Approval: <u>2009</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date
		3/26/2010			

<b>Part II: Supporting Pages</b>								
PHA Name: Macon Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P111501-08 Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> <b>2008</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
HA Wide Operations	Housing Operations	1406	47%	74,851.00	74,851.00	74,851.00	74,851.00	Completed
	<b>Subtotal</b>			<b>74,851.00</b>	<b>74,851.00</b>	<b>74,851.00</b>	<b>74,851.00</b>	
HA Wide Mgmt Improvements	Staff training	1408	4 EA	10,000.00	2,401.95	2,401.95	2,401.95	Completed
	<b>Subtotal</b>			<b>10,000.00</b>	<b>2,401.95</b>	<b>2,401.95</b>	<b>2,401.95</b>	
MO 111-3 s Jefferson Arm	Replace apartment entry doors	1460	35 EA	11,375.00	11,375.00	11,375.00	11,375.00	Completed
	<b>Subtotal</b>			<b>11,375.00</b>	<b>11,375.00</b>	<b>11,375.00</b>	<b>11,375.00</b>	
MO 111-4 Lakeview Towers	Landscaping	1450	10%	3,000.00	11,380.00	11,380.00	3,475.26	31% Completed
	<b>Subtotal</b>			<b>3,000.00</b>	<b>11,380.00</b>	<b>11,380.00</b>	<b>3,475.26</b>	
MO 111-5 Hudson Heights	Replace closet doors	1460	104 EA	8,500.00	8,500.00	8,500.00	8,500.00	Completed
	Replace floor tiles	1460	3 Units	12,000.00	11,218.05	11,218.05	8,819.10	79% Completed
	Renovate bathrooms	1460	52 Units	17,000.00	17,000.00	17,000.00	17,000.00	Completed
	<b>Subtotal</b>			<b>37,500.00</b>	<b>36,718.05</b>	<b>36,718.05</b>	<b>34,319.10</b>	
	<b>Grand Total</b>			<b>136,726.00</b>	<b>136,726.00</b>	<b>136,726.00</b>	<b>126,422.31</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Macon Housing Authority MO36P111501-08					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MO 111-3 Jefferson Arms	6/12/2010	6/30/2009	6/12/2012		
MO 111-4 Lakeview Towers	6/12/2010	6/30/2009	6/12/2012		
MO 115 Hudson Heights	6/12/2010	6/30/2009	6/12/2012		
HA Wide	6/12/2010	6/30/2009	6/12/2012		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

## **9.0 Housing Needs**

### Statement of Housing Needs

<b>Housing Needs of Families on the MHA's Public Housing Waiting Lists</b>			
The waiting list is open			
	Number of families	Percent of total families	Annual Turnover
Waiting list total	35		57
Very low income (>30% but <=50% AMI)	35	100	
Families with children	30	86	
Elderly families	4	11	
Families with Disabilities	1	3	
Race/ethnicity White	32	91	
Race/ethnicity Black	3	9	
Characteristics by Bedroom Size			
1 Bedroom	5	14	36
3 Bedroom	30	86	21

## **9.1 Strategy for Addressing Housing Needs**

### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy. Maximize the number of affordable units available to the MHA within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

**Need: Specific Family Types: Families at or below 30% and at or below 50% of median**

**Strategy: Target available assistance to families at or below 30 % and at or below 50% of AMI**

- Adopt rent policies to support and encourage work

### **Reasons for Selecting Strategies**

The factors listed below, influenced the MHA's selection of the strategies it will pursue:

- Funding and Staffing constraints
- Limited availability of sites for assisted housing
- Influence of the housing market on MHA programs

## **10.0 Additional Information**

(a) Progress in Meeting Mission and Goals.

The MHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

(b) Significant Amendment and Substantial Deviation/Modification.

Amendment and Deviation Definitions

a. Substantial Deviation from the 5-Year Plan

The Macon Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

b. Significant Amendment or Modification to the Annual Plan

The Macon Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

## **Violence Against Women Act (VAWA) Policy**

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

### **1.0 Purpose**

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting MHA to respond appropriately to the violence while maintaining a safe environment for MHA, employees, tenants, applicants, program participants and others.

The policy will assist the Macon Housing Authority (MHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, and other program participants.

This Policy is incorporated into MHA's "Admission and Continued Occupancy Policy" and applies to all MHA housing programs.

### **2.0 Definitions**

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that MHA will not enter information provided to MHA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4
- 2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.

## Violence Against Women Act (VAWA) Policy

- 2.3 Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Missouri, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Missouri. 42 U.S.C. §1437d(u)(3)(B), § 13925.
- 2.4 Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C. § 1437d(u)(3)(D), § 13925.
- 2.5 Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.
- 2.6 Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.
- 2.7 Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.
- 2.8 Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by MHA.

### 3.0 Certification and Confidentiality

#### 3.1 Failure to Provide Certification Under 3.2 and 3.3

The person claiming protection under VAWA shall provide complete and accurate certifications to MHA within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, MHA may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C. § 1437F(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

## **Violence Against Women Act (VAWA) Policy**

### **3.2 HUD Approved Certification**

For each incident that a person is claiming as abuse, the person shall certify to MHA their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bonafide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

### **3.3 Confirmation of Certification**

A person who is claiming victim status shall provide to MHA: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

### **3.4 Confidentiality**

MHA shall keep all information provided to MHA under this Section confidential. MHA shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim request or consents to the disclosure in writing;
- (b) the disclosure is required for eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)

## **4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy**

4.1 MHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.

4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating occupancy rights, or evicting a tenant.

## **Violence Against Women Act (VAWA) Policy**

- 4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, MHA may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of MHA, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits MHA's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However MHA, may not hold a victim to a more demanding standard.
- 4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits MHA authority to evict or terminate assistance, or deny admission to a program if the MHA can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- 4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits MHA authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

## **5.0 Actions Against a Perpetrator**

The MHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing MHA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

## **Violence Against Women Act (VAWA) Policy**

### **6.0 MHA Right to Terminate Housing and Housing Assistance Under this Policy**

- 6.1 Nothing in this Policy will restrict the MHA's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the MHA that such a claim is false.
- 6.2 Nothing in this Policy will restrict the MHA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from MHA property to come onto MHA property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).
- 6.3 Nothing in this Policy will restrict the MHA right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

### **7.0 Statements of Responsibility of Tenant Victim, the MHA to the Victim, and to the Larger Community.**

- 7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The MHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.
- 7.2 MHA recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.
- 7.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.
- 7.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

## **Violence Against Women Act (VAWA) Policy**

### **8.0 Notice to Applicants, Participants, and Tenants.**

MHA shall provide notice to applicants, participants, and tenants of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

- 8.1 If the MHA knows that an applicant to or participant in a MHA housing program is the victim of dating violence, domestic violence or stalking, the MHA shall inform that person of this Policy and the person's rights under it.

### **9.0 Reporting Requirements**

MHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. MHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

### **10.0 Conflict and Scope**

This Policy does not enlarge MHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another MHA policy such as its Statement of Policies, this Policy will control.

### **11.0 Amendment**

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.